

Subject: Re: Westchester Strip Lots on the West Side of Sepulveda
From: Vahik Vartanians <vahik.vartanians@lacity.org>
Date: 11/15/2011 01:18 PM
To: Donald Duckworth <duckworth.donald@gmail.com>, Nate Kaplan <nate.kaplan@lacity.org>
CC: Jruhlen916 <jruhlen916@aol.com>

I just spoke with Don and he is correct APN 4108-027-010 next to YMCA is not a strip lot. As I had mentioned in my email it is a parcel and Don does not want to get the easterly 10 ft of that parcel dedicated. So the count of the voluntary dedications that Don wants to get is 14 and they are:

13 Kenwood Home Guardians owned strip lots (APN 4108-028-002, APN 4108-028-004, APN 4108-028-006, APN 4108-028-008, APN 4108-028-010, APN 4108-028-012, APN 4108-028-014, APN 4108-028-016, APN 4108-028-018, APN 4108-028-020, APN 4108-028-022, APN 4108-028-024, and APN 4108-028-026), and privately owned strip lot APN 4108-027-028.

On Tue, Nov 15, 2011 at 12:44 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

I think the total is now 14. Vahik has it at 15. The difference is 4108-027-010. I think it is NOT a strip lot and I'm looking for agreement from Vahik. I just telephoned him but was unable to connect.

If the number is 14, then the total fee wavier we are seeking is \$19,902. (6 x \$3,317.)

On Tue, Nov 15, 2011 at 12:21 PM, Nate Kaplan <nate.kaplan@lacity.org> wrote:

So, its 15 total??? I really need to know this

On Tue, Nov 15, 2011 at 12:06 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Hold on my last email Nate. I just found Vahik's email from response to my earlier email. He seems to have found an error in my calcs. Give me a minutre to look carefully before responding.

On Tue, Nov 15, 2011 at 11:43 AM, Vahik Vartanians <vahik.vartanians@lacity.org> wrote:

Fifteen (15) and they are: the easterly 10 ft from the the privately owned parcel APN 4108-027-010 + 13 Kenwood Home Guardians owned strip lots (APN 4108-028-002, APN 4108-028-004, APN 4108-028-006, APN 4108-028-008, APN 4108-028-010, APN 4108-028-012, APN 4108-028-014, APN 4108-028-016, APN 4108-028-018, APN 4108-028-020, APN

4108-028-022, APN 4108-028-024, and APN 4108-028-026), and privately owned strip lot APN 4108-027-028.

On Tue, Nov 15, 2011 at 11:29 AM, Nate Kaplan <nate.kaplan@lacity.org> wrote:

So, how many total lots are we asking to be dedicated? 17, or 19....?

On Tue, Nov 15, 2011 at 11:25 AM, Vahik Vartanians <vahik.vartanians@lacity.org> wrote:

Don,

There are a total of 17 parcels along the westside of Sepulveda Bl from 80th St to 83rd St. Please see the attached APN 4108-27- and APN 4108-28- files which are copies of the County of Los Angeles Assessor's Map. The first parcel, Assessor Parcel Number (APN) 4108-27- 7 is the YMCA parcel. The parcel to the south of the YMCA's parcel is APN 4108-27-10 and it is privately owned. The next strip parcel is APN 4108-27-900 and is City owned. The Kenwood Home Guardians owns the 13 strip lots to the south of the City owned strip parcel. The last strip lot is APN 4108-28-28 and is privately owned.

APN 4108-27-10 privately owned parcel + 13 Kenwood Home Guardians strip lots + APN 4108-28-28 privately owned strip lot adds up to 15.

There are 11 strip lots along the westside of Sepulveda Bl from 83rd St to 84th Pl. Please see the attached APN 4108-29- . These strip lots are all privately owned and the strip lot areas are inside their fence and the City already owns everything outside the fence.

Vahik

On Mon, Nov 14, 2011 at 10:00 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

John and I have been visiting with the property owners of the strip lots on the West Side of Sepulveda. Kentwood Home Guardians Board of Directors has approved the dedication of these lots to the City. The other property owners also seem 100% inclined to do so. Several of them, however, say that the strip lot area is inside their fence and that the City already owns everything outside the fence. Many of these owners have been in place for years and years.

This is a pretty critical question. Does the City already own everything outside the fence? Do you need to do a survey to answer this?

What do you think Vahik?

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